

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-06-0521

Obligation Date:**Grantee Name:**

San Diego, CA

Award Date:**Grant Amount:**

\$9,442,370.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Beth Murray

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The areas of greatest need for which NSP funding is requested correlate to City of San Diego Council Districts 3, 4, 7 and 8 and, more particularly, zip codes: 92102, 92104, 92105, 92113, 92114 and 92154. The City will prioritize the use of the NSP funds by first targeting the acquisition of foreclosed units in neighborhoods with the highest concentration of subprime mortgage loans and at the highest risk of additional foreclosures, as evidenced through HUD-provided data and the City's data on foreclosures that have occurred from July 2007 through September 2008. The following eligible uses as identified in the Substantial Amendment are: Financing Mechanism (homeownership assistance, including homebuying counseling, to first-time homebuyers); Acquisition/Rehabilitation for Rental to Low-Income Tenants ("25% set-aside"); Acquisition/Rehabilitation for Resale to LMMI first-time homebuyers; Redevelop Demolished/Vacant Properties, and; Administration. The project dates and duration of assistance are upon release of funding by HUD until as long as funds are available and/or no later than the end of July 2013. The location of assistance is the City of San Diego, California, and the responsible organization is the San Diego Housing Commission on behalf of the City of San Diego.

Distribution and Uses of Funds:

Five activities are associated with this action plan as identified in the approved Substantial Amendment: Financing Mechanism - Homeownership assistance, including counseling; Acquisition/Rehabilitation and rental to low-income tenants (the "25 percent set-aside"); Acquisition/Rehabilitation and Resale to LMMI first-time homebuyers; Redevelopment of 2-5 demolished/vacant properties; and, Administrative costs to implement the NSP grant.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,442,370.00
Total CDBG Program Funds Budgeted	N/A	\$9,442,370.00
Program Funds Drawdown	\$1,383,027.87	\$1,383,027.87
Program Funds Obligated	\$4,603,497.00	\$9,442,370.00
Program Funds Expended	\$5,342,465.45	\$6,430,591.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,470,648.04	\$1,664,882.71
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,416,355.50	\$0.00
Limit on Admin/Planning	\$944,237.00	\$116,659.10
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,360,592.50	\$3,600,000.00

Overall Progress Narrative:

During the quarter ending June 30, 2010, the City of San Diego met both key NSP targets: 100% obligation of its grant amount and obligation of at least 25% of its grant amount for low-income housing activities. Draws of a substantial portion of the City's grant amount were made after the quarter end and will be shown on the July-September 2010 QPR.

Please note: Due to an unresolved system glitch in DRGR, the Plan Description and Recovery Needs sections above are not showing the most recent narratives that have been entered into the City of San Diego's Action Plan in DRGR. City staff has been in contact with the DRGR help desk in an effort to resolve this issue. Please refer to the Action Plan module in DRGR to see the City of San Diego's current Plan Description and Recovery Needs narratives.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A	\$593,937.50	\$2,898,133.00	\$593,937.50

0002, NSP Eligible Use B	\$672,431.27	\$5,300,000.00	\$672,431.27
0003, NSP Administration	\$116,659.10	\$944,237.00	\$116,659.10
0004, NSP Eligible Use E	\$0.00	\$300,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	NSP-1
Activity Title:	Financing Mechanism

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

05/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use A

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,898,133.00
Total CDBG Program Funds Budgeted	N/A	\$2,898,133.00
Program Funds Drawdown	\$593,937.50	\$593,937.50
Program Funds Obligated	\$964,386.00	\$2,898,133.00
Program Funds Expended	\$1,405,264.16	\$1,684,859.68
San Diego Housing Commission	\$1,405,264.16	\$1,684,859.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$3,314.67
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Financing for the purchase and redevelopment of foreclosed upon homes and residential properties. This activity also involves homebuying counseling for approximately 38 homebuyers.

Location Description:

City of San Diego

Activity Progress Narrative:

During the quarter ending June 30, 2010, one additional home purchased with Financing Mechanism assistance was occupied by the new homeowner. An additional 11 homebuyers received purchase assistance under this activity during the quarter but have not yet occupied their new homes. Of these 11 homes, 9 are currently being rehabilitated and two are being assessed for rehabilitation needs.

Additionally, please note the following corrections to previous quarters' reported accomplishments:

In past quarters, staff preparing the NSP QPRs miscategorized household income for some assisted homebuyers based on incorrect income limits information. Additionally, 3 homes reported as meeting a national objective in previous quarters are still being rehabilitated and are not yet occupied by their owners (4405 Arendo Dr., 4680 Wilson Ave., and 3051 Camino Aleta), and one unit previously reported under this activity should have been reported instead under activity NSP-2B, Acquisition/Rehabilitation and Resale to LMMI Homebuyers (3634 Polk Ave). Including these corrections, the total accomplishment data for the Financing Mechanism activity is as follows:

Total assisted units now occupied by owner: 32.

Total low-income households assisted: 4.

Total moderate-income households assisted: 11.

Total middle-income households assisted: 17.

Also, please note that the address of one assisted property reported in the Jan-Mar 2010 QPR was listed with the incorrect unit number. The correct address is 1756 Essex St. #303, not unit #103 as previously reported.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	36/38
# of Singlefamily Units	0	0/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	15/0	13/0	36/38	77.78
# Owner Households	0	0	1	15/0	13/0	36/38	77.78

Activity Locations

Address	City	State	Zip
3274 Wittman Way	San Diego	NA	92173-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-2A
Activity Title:	Acquisition/Rehabilitation-Low Income

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0002

Project Title:

NSP Eligible Use B

Projected Start Date:

06/01/2009

Projected End Date:

07/31/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

San Diego Housing Commission

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$3,600,000.00	\$3,600,000.00
Program Funds Expended	\$2,910,015.21	\$2,910,015.21
San Diego Housing Commission	\$2,910,015.21	\$2,910,015.21
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed upon properties and rental to households earning 50 percent or less of AMI.

Location Description:

City of San Diego

Activity Progress Narrative:

On April 30, 2010, the San Diego Housing Commission, as the City of San Diego's NSP subgrantee, entered into a loan agreement to provide \$3.6 million in NSP funds toward the acquisition and rehabilitation of a foreclosed multi-family apartment property at 4105 Georgia St, San Diego, CA 92103. Additionally, on April 30, 2010, acquisition of the property closed for \$2,910,015.21 in NSP funds. Once rehabilitated, this property will provide 13 affordable housing units restricted to 50% AMI, 17 affordable units restricted to 60% AMI, and one unrestricted manager's unit. The total cost of the Georgia St. Apartments project is \$10,735,000, of which \$3,600,000 will come from NSP funds, \$1,457,478 from HOME funds, \$2,635,000 from Housing Authority of the City of San Diego Multifamily Housing Revenue Bonds, \$2,774,247 from Low-Income Housing Tax Credit equity, and \$215,000 from a Deferred Developer Fee.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-2B
Activity Title:	Acquisition/Rehabilitation-LMMI

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use B

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,700,000.00
Program Funds Drawdown	\$672,431.27	\$672,431.27
Program Funds Obligated	\$39,111.00	\$1,700,000.00
Program Funds Expended	\$966,160.25	\$1,650,586.52
San Diego Housing Commission	\$966,160.25	\$1,650,586.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,470,648.04	\$1,661,568.04
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitation of foreclosed upon properties and subsequent resale to eligible LMMI first-time homebuyers. It is anticipated that 7 to 10 homes will be purchased, rehabilitated, and resold.

Location Description:

City of San Diego

Activity Progress Narrative:

The City's NSP program has completed the acquisition, rehabilitation, and resale of one (1) property to an eligible middle-income first-time homebuyer (property at 3634 Polk Ave., reported in the Jan-Mar 2010 QPR). An additional seven (7) homes have been acquired and resold to eligible first-time homebuyers this quarter (2 low-income, 2 moderate-income, 3 middle-income). One of these homes is currently being rehabilitated and the remaining six homes are being assessed for rehabilitation needs before becoming occupied by the homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/7
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	4/7	25.00
# Owner Households	0	0	0	0/0	0/0	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-3
Activity Title:	Grant Administration

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/21/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$944,237.00
Total CDBG Program Funds Budgeted	N/A	\$944,237.00
Program Funds Drawdown	\$116,659.10	\$116,659.10
Program Funds Obligated	\$0.00	\$944,237.00
Program Funds Expended	\$61,025.83	\$185,130.01
San Diego Housing Commission	\$61,025.83	\$185,130.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Grant administrative costs associated with the NSP funds.

Location Description:

City of San Diego

Activity Progress Narrative:

Administration of the City of San Diego's NSP grant by City of San Diego and San Diego Housing Commission staff was ongoing during the quarter ending June 30, 2010.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-4
Activity Title:	Redevelop Demolished/Vacant Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

05/21/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use E

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity involves the redevelopment of demolished or vacant properties.

Location Description:

City of San Diego

Activity Progress Narrative:

During the quarter ending June 30, 2010, rehabilitation work continued at the vacant property at 3992 Ocean View Blvd., which includes 2 units with the address 3992 Ocean View Blvd., one unit with the address 422 S. 40th St., and one unit with the address 424 S. 40th St. The units are not yet occupied. City of San Diego and San Diego Housing Commission staff worked with the property owner, San Diego Community Housing Corporation, to assemble a request for reimbursement of construction costs incurred, and the City expects to receive the request for reimbursement and expend Redevelop Demolished or Vacant Properties activity funds during the July-September 2010 quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5
#Units with solar panels	0	0/0
#Units with bus/rail access	0	0/5
#Sites re-used	0	0/0
#Units deconstructed	0	0/0

Activity funds eligible for DREF (Ike	0	0/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Multifamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	0/0	4/5	100.00
# Renter Households	0	0	0	0/0	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	